72 South Street, Armadale

Offers Over £259,995

- Spacious Detached Villa
- 5 Bedrooms
- Generous Sized Rooms
- Detached Double Garage

- Large Private Garden
- Great Potential
- Central Location
- Viewing Essential
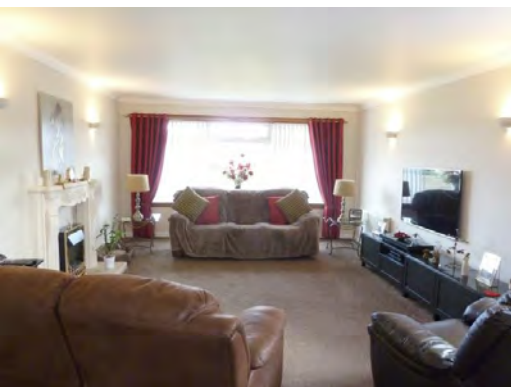
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Accommodation

The generous proportioned accommodation is arranged over one and a half levels. The lower levels comprises reception hallway with two built in storage cupboards. The naturally bright lounge overlooks the front garden. The open plan kitchen diner has a range of base and wall units ,complementary work tops, electric ceramic hob and electric oven. The good size conservatory is accessed from the kitchen. To complete the accommodation on the lower level are two double bedrooms, an office that could be uses as another bedroom and the family bathroom.

The upper level houses the master bedroom with a shower en suite, a double bedroom, study and family bathroom. The landing has a walk in cupboard with access to the eaves.

Description

Situated on a substantial plot in close proximity to Armadale's town centre and other local amenities, 72 South Street is a deceptively spacious family home offering flexible accommodation arranged over one and half levels. This property will suit a variety of buyers including the modern day family and an extended family who require bedrooms and a bathroom on the ground floor. Although this property is in walk in condition it still has tremendous potential, internally and externally. The property further benefits from gas central heating, double glazing, great storage and ample off street parking. Viewing is the only way to fully appreciate what this property offers.

Outside

Externally to the front is a garden laid to lawn with border of shrubs and plants. There is a driveway providing ample off street parking and access to the double garage. To the rear of the garage is a substantial garden that is laid to lawn and with the relevant planning consents it may be possible to erect another dwelling.

Local area

Armadale has a good variety of shops within the town with more extensive shopping facilities available in nearby Bathgate and Livingston. A regular bus service runs to and from Edinburgh city centre and the surrounding areas with the property ideally placed for the M8 motorway, which provides for easy access to Glasgow. Armadale also has the added benefit of the newly opened rail link connecting Edinburgh and Glasgow. There are Primary and Secondary schools in Armadale with recreational needs more than adequately catered for by way of golf courses and local swimming pool with the surrounding countryside allowing for leisurely walks.

Lounge
6.18m x 4.20m (20'3" x 13'9")

Kitchen
6.84m x 3.22m (22'5" x 10'7")

Dining Room
4.10m x 3.22m (13'5" x 10'7")

Conservatory
4.57m x 3.00m (15'0" x 9'10")

Bedroom
3.8m x 3.10m (12'6" x 10'2")

Bedroom
3.10m x 3.25m (10'2" x 10'8")

Bedroom
3.60m x 4.30m (11'10" x 14'1")

Bedroom/ Study
3.32m x 2.50m (10'11" x 8'2")

Bathroom
2.40m x 1.70m (7'10" x 5'7")

Master Bedroom
5.23m x 5.60m (17'2" x 18'4")

En Suite
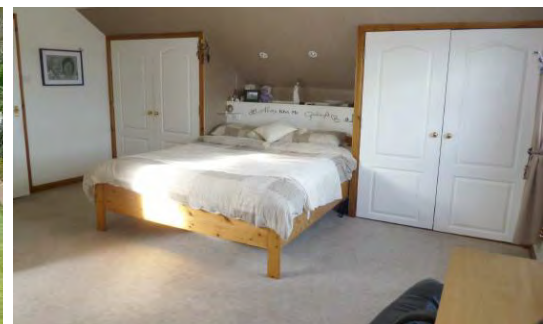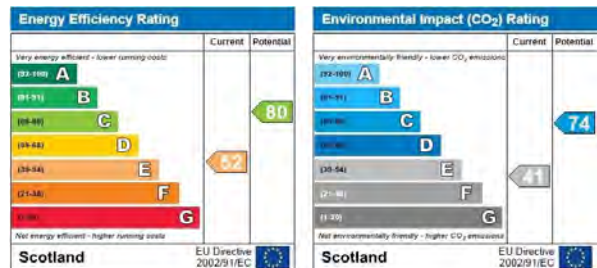2.42m x 2.08m (7'11" x 6'10")

Bedroom / Study
3.80m x 3.00m (12'6" x 9'10")

Bathroom
2.40m x 1.70m (7'10" x 5'7")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.

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solicitors & estate agents